Karen Johnson Davidson County
Batch# 1235340 DEEDWARR
02/07/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250207-0009595

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63798
Dav. Co. File: Box 8

38497

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jacob Gregory Jackson Gregory 140 Island Drive Hendersonville TN 37075	NEW OWNER ←

TAX MAP PARCEL NUMBERS: 09116009900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clyde White and Nancy Jeanette Baio, as the heirs at law of Elaine C. Bates, and Clyde White, as the Administrator of the Estate of Elaine Bates,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jacob Gregory and Jackson Gregory, as joint tenants with rights of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 307 of Block 14 on the Plan of Charlotte Park Co.'s, First Addition to Nashville, of record in Book 57, page 103, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John W. Bates, Sr., and wife, Elaine C. Bates, by Warranty Deed from Jerry W. Blair and wife, Joy Blair, dated March 9, 1984 and recorded on March 14, 1984, of record in Book 6248, page 886, Register's Office for Davidson County, Tennessee. The said John W. Bates, Sr. and Elaine C. Bates have since died with John W. Bates, Sr. predeceasing Elaine C. Bates. By Affidavit of Heirship recorded in Instrument No. ____202502070009594____, Clyde White and Nancy Jeanette Baio, were established as the heirs at law of Elaine C. Bates. Letters of Administration were issued to Clyde White in Case No. P-3847, in the Probate Court of Cheatham County, Tennessee, at Ashland City, Tennessee. Elaine Bates, Elaine C. Bates, and Elaine Carolyn Bates being one and the same person.
Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; All Matters shown on the Plan of record in Book 57, page 103, said Register's Office.

This is improved property, known as 4406 Nevada Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of February, 2025.

Estate of Elaine Bates

By: Clyde White

Clyde White, Heir at Law and as Administrator

Nancy Jeanette Baio

Nancy Jeanette Baio, Heir at Law

State of Tennessee

County of Davidson

On this 7th day of February, 2025, before me the undersigned authority, personally appeared Clyde White and Nancy Jeanette Baio, as the heirs at law of Elaine C. Bates, and Clyde White, as the Administrator of the Estate of Elaine Bates, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $650,000.00.

Affiant

Sworn and subscribed before me this 7 day of February, 2025.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

My Commission Expires: _____

Notary

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/7/25 (date of document).

Affiant Signature

2/7/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: July 7, 2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027